



Hedley Court Putney Hill, London SW15 3NS

welcome to

Hedley Court Putney Hill, London

A bright and spacious one bedroom flat on the top floor of this apartment block. Benefiting from excellent presentation.

The property benefits from a large, bright reception with large windows flooding in lots of light. Open plan fitted kitchen and modern bathroom.

Further benefits include attractive communal gardens to the rear, and a garage and offered with no onward chain. The property is located on Putney Hill, convenient for transport links and close to Central Putney and would be ideal for First Time Buyers.

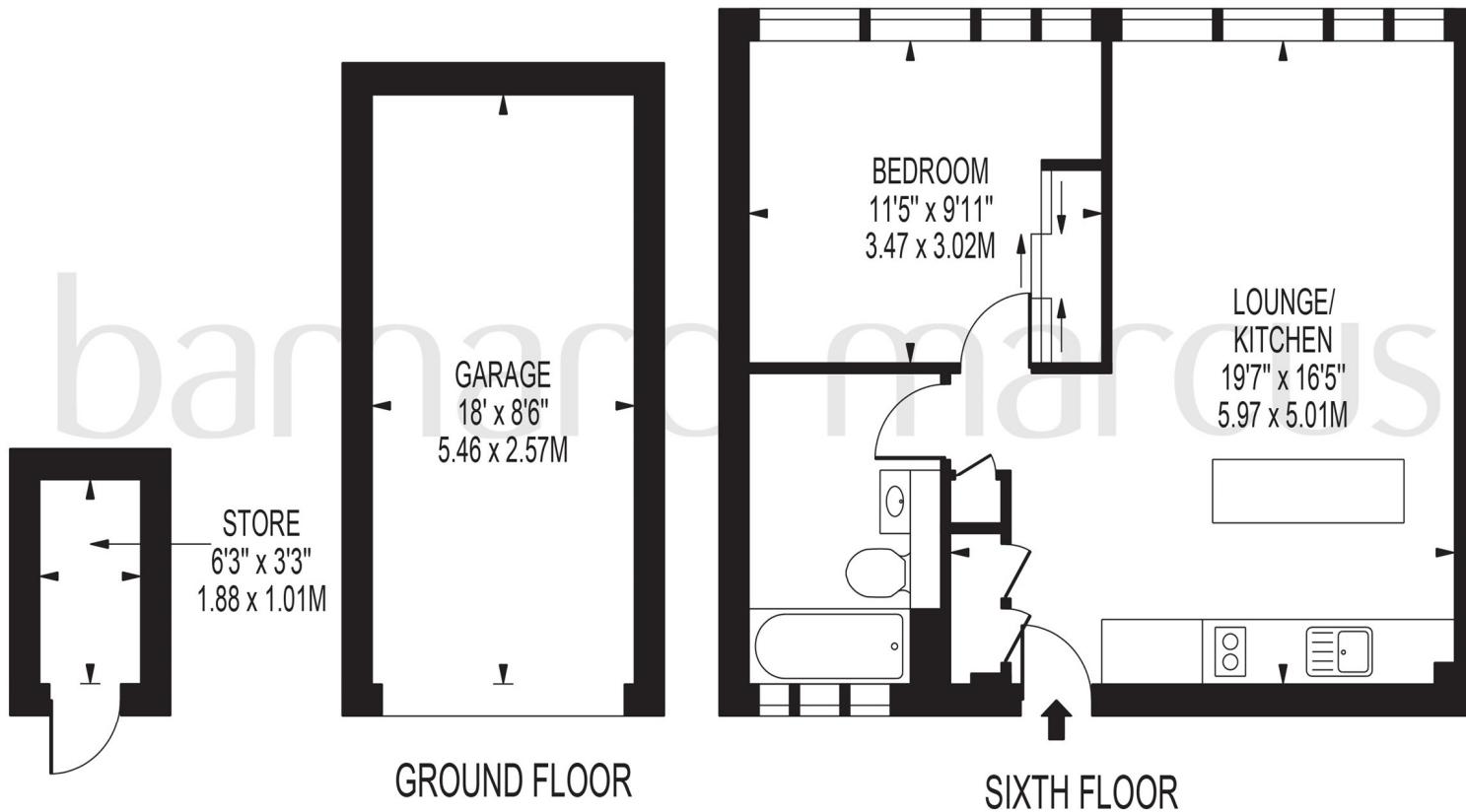
Excellent transport links are provided by Putney over ground and East Putney, offering quick access to Waterloo, Clapham Junction and Wimbledon while nearby green open spaces such as Putney Heath & Wimbledon Common provide plenty of opportunities for outdoor relaxation and recreation.



HEDLEY COURT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 451 SQ FT - 41.90 SQ M
(EXCLUDING GARAGE & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 151 SQ FT - 14.03 SQ M
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 20 SQ FT - 1.90 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- Chain free
- Top Floor
- Garage
- Private Storage Unit
- Communal Garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 3339.49

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£315,000



view this property online barnardmarcus.co.uk/Property/PUR107488



Property Ref:
PUR107488 - 0020

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property



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